

THE HOUSING AUTHORITY OF THE CITY OF LINDEN

OCTOBER 25, 2023

Minutes from the Housing Authority of the City of Linden's Board of Commissioners Special Meeting of October 25, 2023.

The Open Public Meeting Act notice was recited and the meeting commenced upon the Roll Call by Chairperson Joseph Infante at 5:00 p.m.

Roll Call:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

Also present: Interim Executive Director Gerald Volpe; Deputy Executive Director Kathy Sanders; Attorney Joseph A. Manfredi of Manfredi & Pellechio (General Counsel); and Accountant Peter Polcari.

A motion was made to open the floor to public comment. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			

The Board of Commissioner opened the floor to public comment.

A motion was made to close the floor to public comment. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR	2	X			
KAREN LUKENDA		X			
GARY MANNUZZA	1	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

The Board of Commissioner closed the floor to public comment.

A motion was made to approve the minutes of the June 28, 2023, July 17, 2023, and October 4, 2023 Board of Commissioners meetings. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR	2	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	1	X			

The Board of Commissioners approved the minutes of the June 28, 2023, July 17, 2023, and October 4, 2023 Board meetings.

A motion was made to approve the schedule of bills for payment. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	2	X			
SHERI HUMPHREY, VICE CHAIR	1	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

The Board of Commissioners approved the schedule of bills for payment.

2023-26: Resolution to confirm the designation of Gerald Volpe as the Qualified Purchasing Agent of Record. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR	2	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

The Board of Commissioners adopted Resolution 2023-26.

2023-27: Resolution to approve and authorize the adoption of the updated Procurement Policy. There is a discussion regarding the QPA’s procurement authority. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR	1	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ	2	X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

The Board of Commissioners adopted Resolution 2023-27.

2023-29: Resolution to approve and authorize the adoption of the updated Travel and Training Policy. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	2	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA	1	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

The Board of Commissioners adopted Resolution 2023-29.

2023-30: Resolution to designate the Chairperson, Vice Chairperson, and Interim Executive Director as authorized signatories for all banking and other financial accounts. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA	1	X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

The Board of Commissioners adopted Resolution 2023-30.

2023-31: Resolution to approve and authorize the Interim Executive Director or his designee to execute Residential Housing Leases, Housing Assistance Payments Contracts, tenancy notices, settlement/repayment agreements, and any other ordinary tenancy documents. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			

The Board of Commissioners adopted Resolution 2023-31.

2023-32: Resolution to appoint an Executive Committee consisting of the Chairperson and Vice Chairperson. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR	1	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ	2	X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

The Board of Commissioners adopted Resolution 2023-32.

2023-33: Resolution to adopt the annual budget for the fiscal year ending September 30, 2024. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR	2	X			
KAREN LUKENDA		X			
GARY MANNUZZA		X			
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV		X			

The Board of Commissioners adopted Resolution 2023-33.

[Commissioner Mannuzza exited the meeting early.]

A Motion was made to enter into Executive/Closed Session for discussion of matters of attorney-client privilege, confidential personnel matters, pending litigation, and contract negotiations. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN	2	X			
JOANNE PETKOV		X			

The Board entered into Executive/Closed Session.

A motion was made to exit Executive/Closed Session. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA	2	X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	1	X			

The Board of Commissioners returned to open session.

A Motion was made to enter into Executive/Closed Session for discussion of matters of attorney-client privilege and confidential personnel matters. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA	1	X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN	2	X			
JOANNE PETKOV		X			

The Board entered into Executive/Closed Session.

A motion was made to exit Executive/Closed Session. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA	1	X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			

The Board of Commissioners returned to open session.

2023-28: Resolution to approve and authorize the adoption of the updated Personnel Policies and Procedures Manual. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR	1	X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN	2	X			
JOANNE PETKOV		X			

The Board of Commissioners adopted Resolution 2023-28.

2023-34: Resolution to ratify the award of a contract to C3 Investigations for confidential investigation services. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN	2	X			
JOANNE PETKOV		X			

The Board of Commissioners adopted Resolution 2023-34.

2023-35: Resolution to approve and authorize the award of a contract to C3 Investigations for additional confidential investigation services. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR	1	X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA		X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN	2	X			
JOANNE PETKOV		X			

The Board of Commissioners adopted Resolution 2023-35.

COMMISSIONER’S COMMENTS

None.

PUBLIC COMMENTS

None.

A Motion was made to adjourn the meeting. The following vote ensued:

COMMISSIONER	MOTION/ SECOND	YES	NO	ABSTAIN	ABSENT
JOSEPH INFANTE, CHAIR		X			
SHERI HUMPHREY, VICE CHAIR		X			
KAREN LUKENDA	1	X			
GARY MANNUZZA					X
PETER MATLOSZ		X			
DANI ORELIEN		X			
JOANNE PETKOV	2	X			

The meeting was adjourned at 8:19 p.m.